

# LB- LOCAL BUSINESS

§ 153.021 (C) Commercial Districts. Seven commercial districts, PB, AB, LB, CB, CC, GB, and SC, are established to meet the specific requirements for the several classes of business uses needed to give adequate service throughout the city as related to present and future development.

District LB is designed and located in neighborhoods to accommodate the primary and service needs of the locality. Although limited in area occupied, the district is important to the economic welfare of the community in placing "convenience" and "impulse" goods shops close to the consumer.

## PARKING SPACES REQUIRED: BY USE\*

\*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

**Agricultural Uses (SIC 01/02/07/08/09)**  
1 space per 2 employees

**Amusement & Recreation Uses (SIC 78/79)**  
1 per 2 of avg. #of employees/customers/users on site at one time

**Industrial Uses**  
(SIC 10/12/13-17/20-39/9050/51/59/61)  
Not Applicable

**Institutional Uses (SIC 43/805/806/82)**  
1 space per 2 of avg. #of employees/customers/users on site at one time

**Large Product Retail & Services**  
(SIC 52/55/5712/5722)  
-1 parking space per 400 square feet gross floor area  
-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

**Office & Business Services**  
(SIC 60-65/67/73/80/81/83/86/87)  
-Parking space per 200 square feet gross floor area  
-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

### Residential Uses (SIC 99)

- 2 spaces per single family dwelling unit
- 1.5 spaces per multifamily dwelling unit
- 1 space per bedroom for boarding house, cooperative, tourist home, and similar group uses
- 2 spaces per home professional business or customary home occupation, in addition to dwelling unit requirement

### Retail & Service Uses

(SIC 53/54/56-59/70/72/75/76/89)

- 1 parking space per 200 square feet gross floor area
- Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

**Transportation & Utility Uses (SIC 40-42/44-49)**  
1 per 2 of avg. #of employees/customers/users on site at one time

**Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public**

- 1 parking space per 150 square feet gross floor area

**Nonclassified Uses(SIC 99)** As determined by BZA

**Average Parking Space:** 9'x18' OR 10'x20'

**ADVISORY PLAN DEPARTMENT**  
**301 S. BRANSON, MARION, IN 46952**  
**PHONE 765.651.4295 - FAX 765.651.4298**

# LB- LOCAL BUSINESS

## § 153.065: SIGNAGE REGULATIONS\*

\*All new, refaced, and temporary signs require a permit from the Plan Dept.

- Signs indicating only the name and nature of the occupancy or the name and address of the owner are permitted. These signs shall be attached to the building in which the occupancy is located.

- One free standing sign is permitted, but shall contain only the name of the buildings, occupants or groups thereof and shall not exceed 150 square feet in area.

- Signs may be placed on the roof of buildings but may not exceed the permitted building height in this district.

- "For Rent" or "For Sale" signs posted on the subject lot or building by the owner or his authorized agent shall not exceed six square feet in area and there shall be not more than two such signs for any one lot, building or occupancy.

-Advertising structures (billboards) are permitted.

- The following regulations shall apply to signs for each occupancy:

1. A sign may not exceed one square foot in area for each front foot of the structure or portion of the structure wherein the pertaining use is conducted or one-half square foot of sign for each front foot of the lot upon which the structure is located. The total sign area per commercial use may not exceed 150 for each building frontage. The minimum sign area for occupancy need not be less than 40 square foot;

2. Building frontage to be used in calculating the permitted sign area shall include frontage whereon a public entrance to the occupancy;

3. Building frontage to be used in calculating the permitted sign area shall include frontage whereon a public entrance to the occupancy is located. Separate calculations may be made for front, side and rear entrance and separate signs may be erected on each of these building frontages;

4. Signs shall not extend over a public sidewalk or right-of-way. All faces of signs mounted on or attached to a building shall be parallel to the face to the building except that "fin" type signs shall be permitted in connection with automobile service stations;

5. No blinking, flashing, rotating or animated signs shall be permitted on the exterior of any building in this district;

6. In cases where the building has a rear parking lot, signs may be located on the side or rear of the building and shall be developed to the same standards as are required in the front of said store; provided however, that said signs shall not be lighted in such manner as to be disturbing to the abutting residential district;

7. Lights used to illuminate signs shall be so installed as to concentrate the illumination on the sign and so as to minimize glare upon a public street or adjacent property.

## § 153.065: VERTICAL SIGNS

(A) Any projecting wall sign with its advertising surface at or approximately at a right angle to a wall facing a street shall be deemed to be a vertical sign and shall not exceed 18 inches in thickness. Any 'V' shaped projecting sign shall also be deemed to be a vertical sign and shall not exceed 18 inches in thickness at its farthest projection from the building, not four feet in thickness at the face of the building. Thickness for the purposes of the requirement is the distance between the two faces of the sign.

(B) (1) When the bottom of a sign is eight feet and less than ten feet above the ground, the projection over the property line abutting the street line shall not exceed one foot.

(2) When the bottom of the sign is ten feet and less than 12 feet above the ground, the projection shall not exceed two feet six inches.

(3) When the bottom of the sign is 12 feet and less than 14 feet above the ground, the projection shall not exceed four feet.

(4) When the bottom of the sign is 14 feet and less than 16 feet above the ground, the projection shall not exceed four feet.

(5) When the bottom of the sign is 16 feet or more above the ground, the projection shall not exceed five feet.

(C) No sign shall exceed five feet four inches in height above the parapet wall, except that such sign may return over the roof not to exceed ten feet measured from the edge of the sign.

# LB- LOCAL BUSINESS

## DISTRICT REQUIREMENTS: COMMERCIAL & INDUSTRIAL

### Minimum Front Yard

Arterical Highway:	30'
Collector or Local:	25'

### Minimum Side Yards

Adjoining Residential District:	15'
Not Adjoining Residential District:	10'

### Minimum Street Side Yard: 10'

### Minimum Rear Yard

Adjoining Residential District:	20'
Not Adjoining Residential District:	10'

### Maximum Building Height: 35'

### Maximum Lot Coverage in % of Lot Area: 35%

### Vision Clearance on Corner Lots: yes

## USES:

### SPECIAL EXCEPTIONS\*

\*Will require BZA hearing

Auto body shop & painting w/o disabled vehicle storage  
Automatic car wash  
Automobile parts  
Bakery - baking & selling  
Charitable institutions  
Country Inn  
Driving school  
Lake, artificial or 3+ acres  
Plumbing, heating & air conditioning dealers  
Public or commercial sanitary landfill or garbage disposal plant  
Public water wells, water stations, filtration plants, reservoirs & storage tanks  
Railroads/R.O.W. & necessary uses  
Residential condos  
Sale, display, or making available of sexually explicit materials  
Telephone exchange or public utility substations  
Tire, battery & acc. dealers

**Other uses - SIC Div. E**

## USES: PERMITTED\*

\*All uses not found on this list will require a Variance hearing in front of the Board of Zoning Appeals. Applications at the Plan Department.

Accessory apartment  
Accounting, auditing and bookkeeping services  
Agricultural credit institutions  
Antique & secondhand stores  
Apparel shop  
Attorney or counsel-at-law  
Automobile repair, not including body or paint work  
Automobile service stations  
Bait sales  
Bakery (selling only)  
Banks  
Barber shop  
Beauty shops  
Bed & Breakfast  
Bed & Breakfast, Inn  
Bicycle shops  
Boarding or lodging house  
Bond & mortgage companies  
Book & stationary stores  
Bowling alleys  
Business associations  
Cafeteria  
Camera & photographic supply stores  
Candy, nut and confectionary  
Carry out restaurant  
Children's & infant's wear  
Church or temple  
Cigar stores  
Clinics  
Clothing rental  
Coin operated laundry & dry cleaning  
Computer programming service  
Contractors temp bldg.  
Convenience store w/ gas sales  
Convenience store w/o gas  
Credit unions  
Custom tailors

# LB- LOCAL BUSINESS

## USES: PERMITTED

**\*\*CONTINUED\*\***

Dairy products	Pet shop
Day care center/home day nursery	Photographic studios
Delicatessen	Plant nursery
Drug & proprietary stores	Police or fire station
Electrical repair shop	Postal station
Engineering and architectural services	Pressing shops
Family clothing	Professional offices
Farm general - selling only Farm & garden supply	Public park or recreational facilities
Florists	Radio & television shop
Fruits & vegetables	Radio or television station or studio
Furrier & fur shops	Radio-TV transmitting towers
Gift, novelty & souvenir shops	Real estate services
Government office bldg.	Reducing salons
Government/maintenance/service bldg.	Restaurant
Grocery	Reupholstery & furniture repair
Health foods	Roadside produce sales stand, produced & sold on site
Hobby, toy & game shops	Savings & loan associations
Household appliances	Shoe repair
Ice cream	Shoes
Installment sales finance companies	Signs
Insurance agents, brokers, service	Skating rinks
Jewelry store	Sporting goods
Laundry or dry cleaning agency	Stock brokers & dealers
Libraries & information centers	Studio business
Liquor store	Supermarket
Locker, cold storage for individual use	Tailor, dressmaking & alterations with retail sales
Lodge or private club	Tavern
Lunch room	Trading stamp store
Meat & fish	Transmission lines for gas, oil, electricity, other utilities
Medical & dental offices	Variety stores
Men's & boy's clothing furnishings	Video arcades
Microwave towers	Video tape rentals & sales
Motion picture theater	Watch & jewelry repair
Museums & art galleries	Women's acc. & specialties
Music & record	Women's ready-to-wear
News dealers	<b>Other uses - SIC DIV. G &amp; H; SIC 56, 59, 60-64, 65, 67, 72, 76, 87 &amp; 8748</b>
Paint, glass & wallpaper stores	
Parking lot	
Personal finance companies	